



100A Blatchington Road

Hove, BN3 3YF

To Let: Self-Contained Office Suite in Prominent Hove Location

271 sq ft
(25.18 sq m)

- Self-Contained First Floor Office Suite
- Close to Hove Station and George Street Amenities
- Open-Plan Layout With Good Natural Light
- Suitable for Small Businesses and Professional Occupiers

100A Blatchington Road, Hove, BN3 3YF

Summary

Available Size	271 sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

The property consists of a self-contained first floor office suite within a mixed-use building on Blatchington Road in Hove.

The accommodation provides an open-plan workspace with good natural light and a practical layout, suitable for a range of small businesses and professional occupiers. The space is well configured to accommodate desks and a small meeting or breakout area, offering flexibility for a variety of working requirements.

The suite is available in a condition ready for immediate occupation and provides an efficient, low-cost office solution within an established commercial setting.

Location

Situated on the south side of Blatchington Road, this building enjoys a prime position within Hove's established and vibrant commercial core.

The property is surrounded by a strong mix of national and independent occupiers, including Tesco Superstore, The Co-operative Food, and Iceland. George Street, Hove's principal pedestrianised shopping thoroughfare, is moments away, while the amenities and restaurants of Church Road lie just to the south.

The location offers excellent connectivity, with Hove Station approximately a 5-minute walk to the north, providing regular services to Brighton, Gatwick Airport and London.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
1st	Office	271	25.18
Total		271	25.18

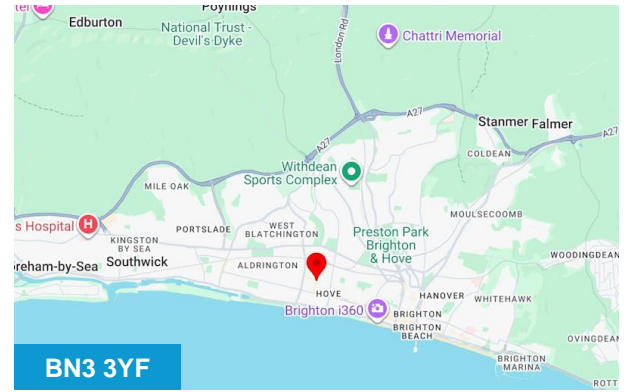
Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.



Viewing & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com







Energy performance certificate (EPC)

100a Blatchington Road HOVE BN3 3YF	Energy rating	Valid until: 7 July 2032
	C	Certificate number: 0911-5094-5273-6615-2820

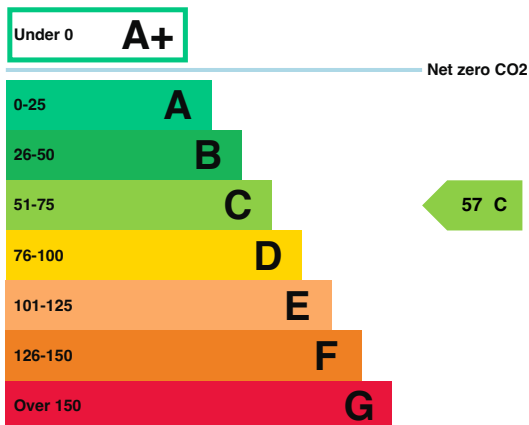
Property type	Offices and Workshop Businesses
Total floor area	34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	1 A
If typical of the existing stock	4 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	23.93
Primary energy use (kWh/m ² per year)	251

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9838-1279-1183-2737-8133\)](/energy-certificate/9838-1279-1183-2737-8133).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Foster
Telephone	01273458484
Email	info@skyline-epc.com

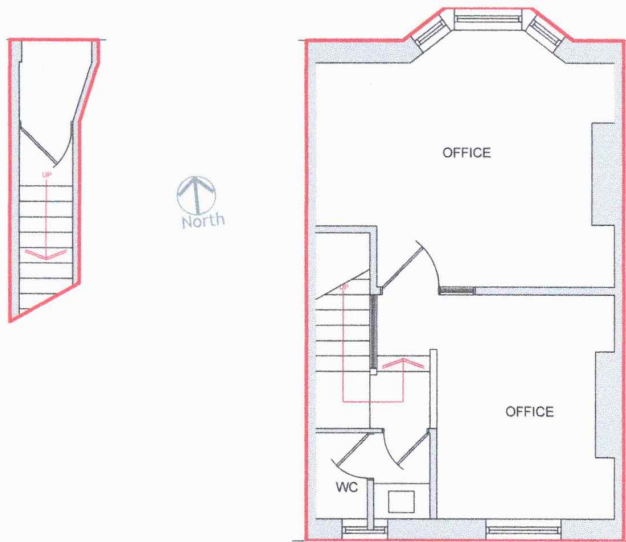
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

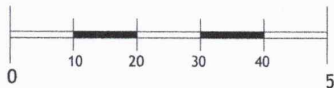
Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 May 2022
Date of certificate	8 July 2022



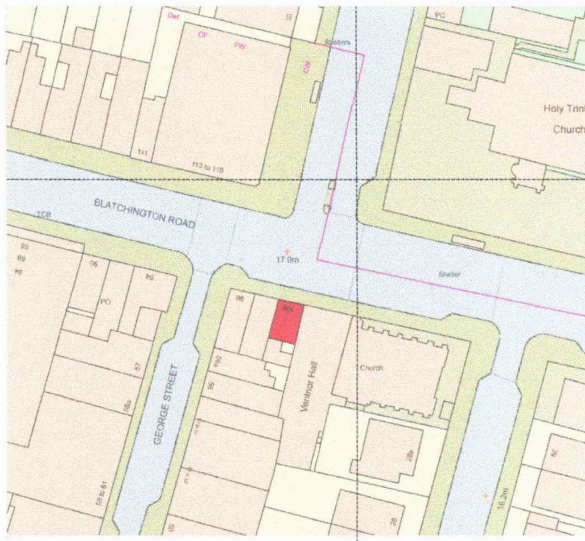
DEMISED AREAS
SHOWN EDGED
IN RED

GROUND
FLOOR

FIRST
FLOOR



FLOOR PLANS 1:100@A4



LEASE PLAN

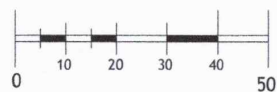
100A BLATCHINGTON ROAD,
HOVE, BN3 3YE

FEB 2023
SCALE AS SHOWN

SD HOLDINGS LTD.



[Handwritten Signature]



LOCATION PLAN 1:1250@A4